IMPACT STUDY:

PROPOSED MIXED USE DEVELOPMENT

OASIS

July 28, 2014

Prepared for Submittal to:

City of Hallandale Beach, Florida

Bermello Ajamil & Partners, Inc.

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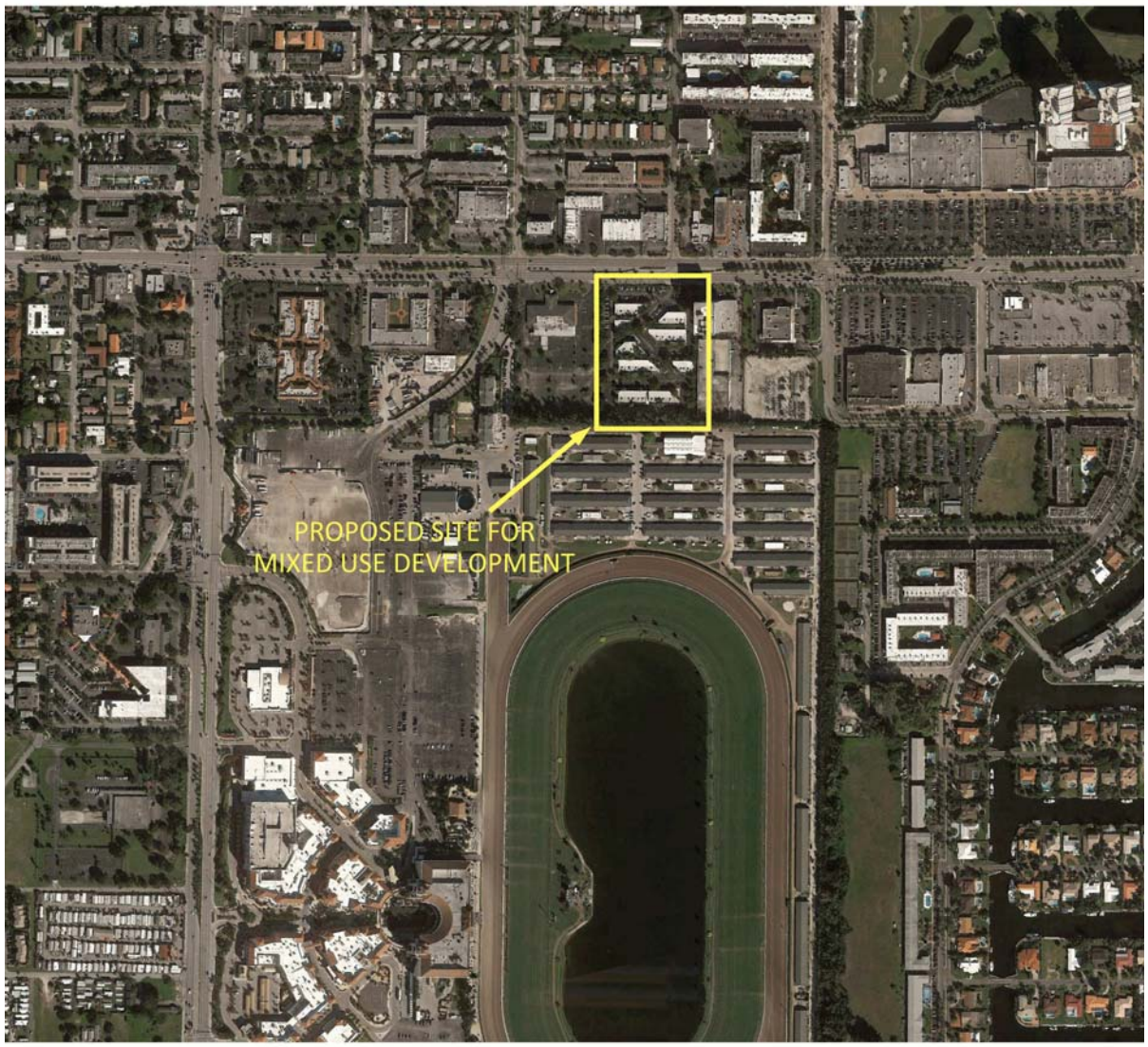
I. SITE URBAN CONTEXT

The site for the proposed mixed use development occupies a land parcel located on the south side of East Hallandale Beach Boulevard, directly east of U.S. 1. The rear of the parcel abuts the Gulfstream Race Track, which is of recreational/commercial use occupying a substantial amount of land. A retail mall and residential apartments are located within the Village at Gulfstream Park property site.

All surrounding uses to the proposed parcel are commercial. To the east and directly adjacent to the proposed parcel, is a multi-story office building with structured parking in the rear. To the west of the proposed site is another low-rise office development.

Figure 1: Proposed Site for Mixed Use Development
Source: Aerial photograph from Google.



A. Survey and Legal Description

Following is a legal description of the proposed parcel and its present use as described by the site survey executed by Fortin, Leavy, Sikiles, Inc.:

1. Legal description of the proposed site:

   "Tract "A", REGENCY PARK according to the plat thereof, as recorded in Plat Book 111 at Page 29 of the Public Records of Broward County, Florida.

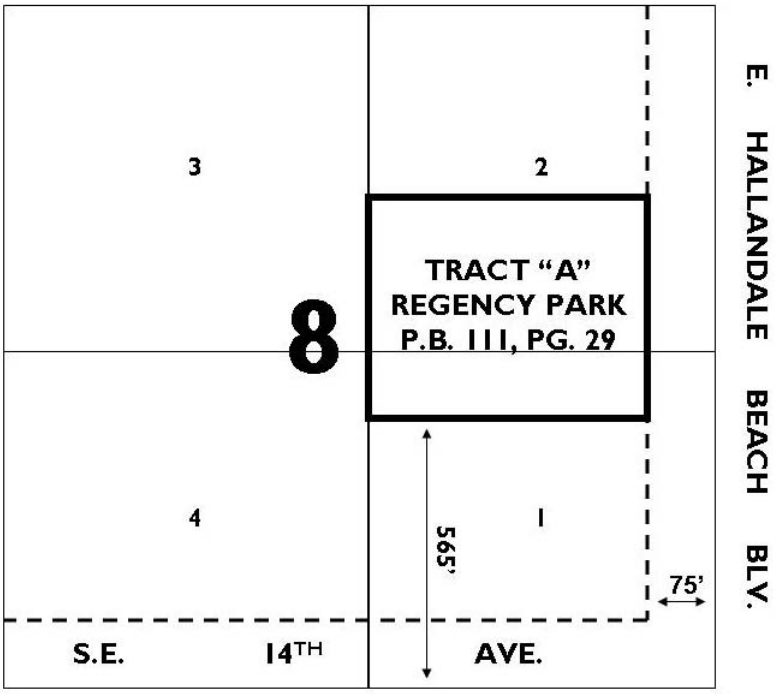
2. Surveyor's Notes:

   This site lies in Section 27, Township 51 South, Range 42 East, City f Hallandale Beach, Broward County, Florida.

   All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted, as D.C.R. (Miami-Dade County Records).

   Lands shown heron were abstracted for easements and/ or rights-of-way of records per Fidelity National Title Insurance Company, Commitment No. CD05-106546 with an effective date of September 26, 2005. All easements and/or rights of way of record title commitment that are plottable are shown on this "Boundary Survey".

Figure 2: Location Map of Proposed Site (not to scale)
Source: Site Survey by Fortin, Leavy, Sikiles, Inc. LB 3653



B. Existing Site Use

The site is presently used as a one-story office park and consists of 50,605 square feet with the required parking as per the code when the building was constructed.

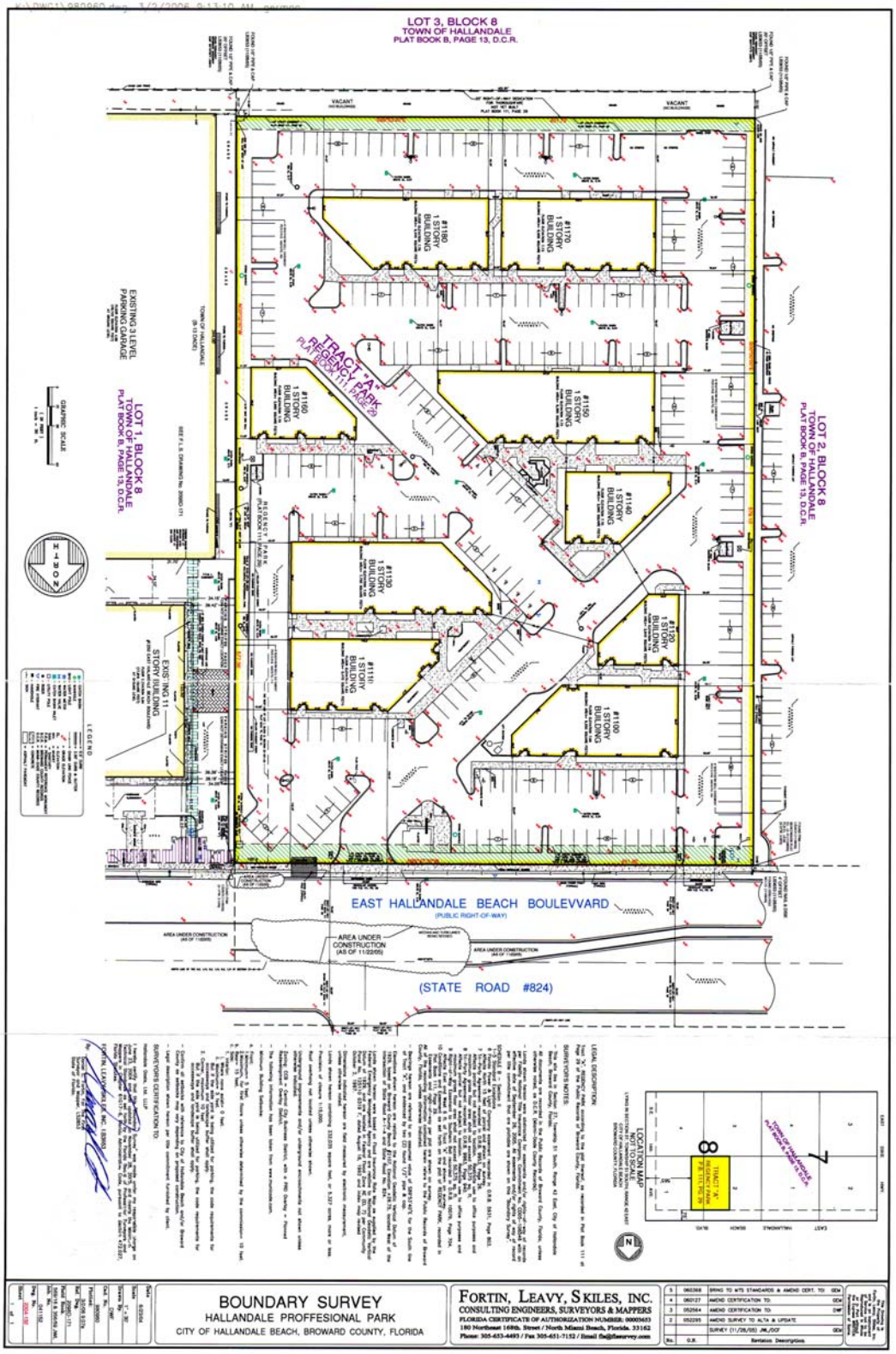
Figure 3: Existing Site Use

Table 1 indicates the distribution of construction areas among the different buildings on-site.

Table 1: Summary of Existing Buildings and Office Use Construction Areas

Summary of Existing Buildings and Office Use Construction Areas		
Building No.	**Number of Stories**	**Building Area, Sq. Ft.**
1100	One	6,250.00
1110	One	5,430.00
1120	One	2,645.00
1130	One	7,750.00
1140	One	3,695.00
1150	One	8,395.00
1160	One	3,690.00
1170	One	6,505.00
1180	One	6,245.00
Total Existing Building Area		**50,605.00**

Figure 4: View of Existing Building Footprint at Proposed Site
Source: Site Survey by Fortin, Leavy, Sikiles, Inc. LB 3653



C. Present Zoning

The site is presently zoned City Central Business District (CCB). Additionally the site has an overlay zoning district titled Planned Redevelopment Overlay District.

The following is allowed under the present zoning category:

The Planned Redevelopment Overlay District allows the inclusion of office and retail uses. It also allows multifamily residential uses on sites of not less than one acre including mixed residential uses on sites of not less than one acre. It also allows mixed residential and commercial uses in the same structure subject to the density limitations established by the city's comprehensive plan future land use element and availability and apportionment of flexibility or reserve units under the Broward County flexibility rules contained in Article 2 of the Administrative Rules Document of the Broward County Land Use Plan.

Within the Planned Redevelopment Overlay District, the site development standards, landscaping, and parking requirements shall be those specified by the underlying zoning district. Site development standards include the requirement of a minimum lot area of 7,500 square feet and a minimum lot width of 75 feet both of these requirements are exceeded by the site.

New construction is required to have a minimum pervious lot area of 15 percent and the maximum building height allowed is 350 feet. The *yard setbacks require the provision of a* street definition line shall be provided at a maximum of 15 feet front yard setback from the street. The street definition line shall consist of the principal building structure, trees or pergola. Side yard requirements include no setback on the interior of a lot adjoining commercial, 15 feet on a corner adjoining commercial. The site does not adjoin residential; however on sites adjoining a residentially zoned property or use a 25 feet is required.

To the rear of the site the zoning is CR-A Commercial Recreational Activity, a zoning category that applies to the Gulfstream Park on the back of the site.

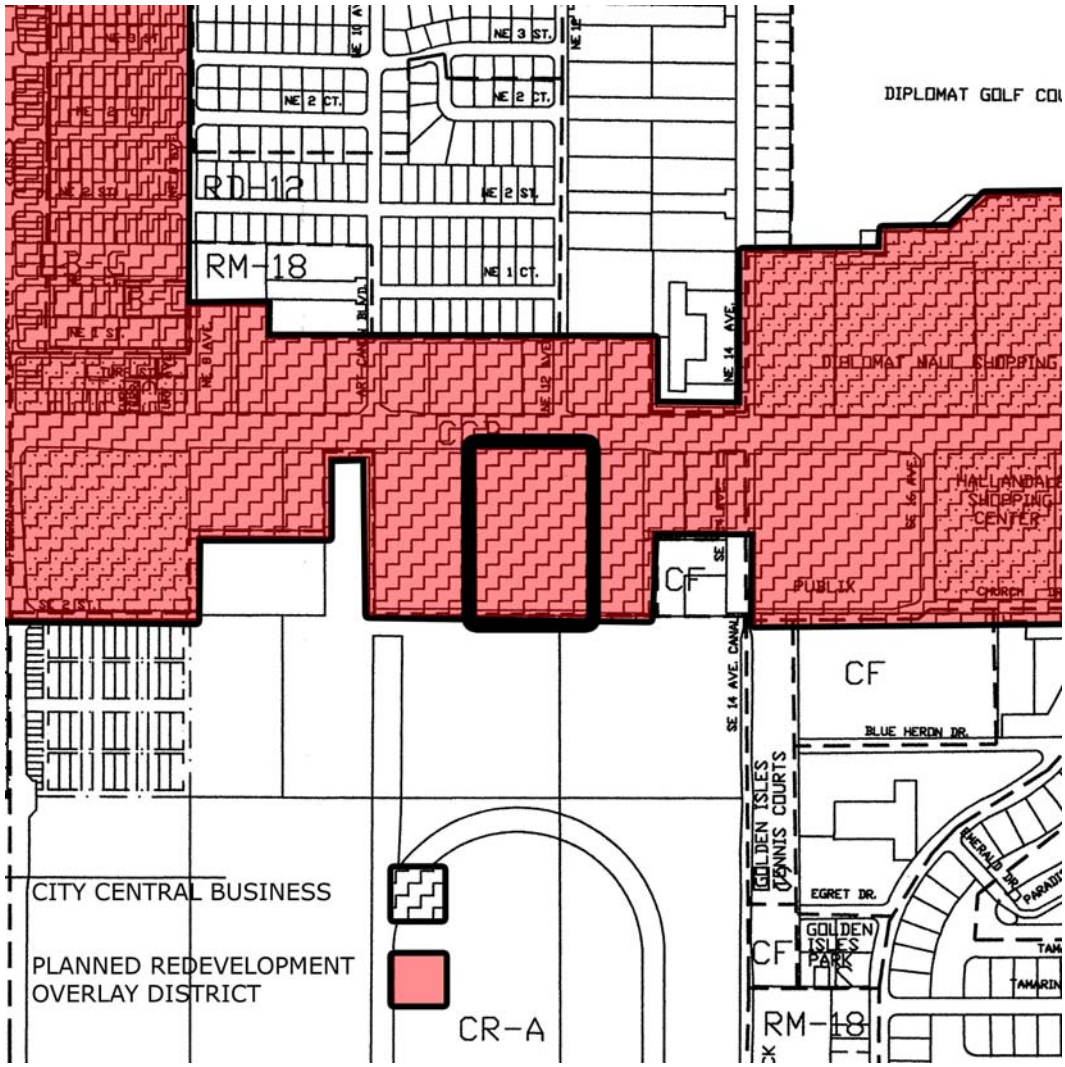
For the inclusion of residential as a conditional use, projects on a parcel of land at least two acres in size are allowed a maximum density of 50 units per acre as permitted by the City's Comprehensive Plan Future Land Use Element.

Table 2 indicates the required and allowed zoning envelope and the one proposed by the project.

Table 2: Planned Redevelopment Overlay District

Planned Redevelopment Overlay District Zoning Requirements Analysis		
Zoning Category Requirements	**Required/ Allowed**	**Proposed**
Front	15 feet	15 feet
Build-To- Line	15 feet	15 feet
Minimum Building	60% of Frontage	299'-4" feet or 74.5% of the site (401.81 feet)
Maximum Frontage	80% of Frontage	299'-4" feet or 74.5% of the site (401.81 feet)
Minimum 40% of Front Façade with Windows	40% of Front Façade	80% All Facades with Windows
Interior Side East	0 feet	12 feet
Interior Side West	0 feet	12 feet
Rear	10 feet	12 feet + 5 foot sidewalk dedication
Maximum Height Allowed	350 feet	276'-4" (Top of Habitable Level Roof Slab)
Minimum Pervious Area 15%	34,805 s. f.	44,371 s. f. (19.29%) (37,577 s. f. at grade and 6,794 s. f. above grade)
Open Space	Not Defined	37,577 s. f.
Residential Unit Density 50 Units Acres, Sites over 2 Acres, Site is 5.28 Acres	266 units	250 Units

Figure 5: Zoning of Proposed Site



II. PROPOSED PROJECT DESCRIPTION

The proposed Oasis Mixed-Use Project proposes the construction of 250 residential units and the accompanying commercial development that consists of 8,615 square feet of ground floor retail space; 18,015 square feet of restaurant space; an 8,500 square feet Fitness Center; and an additional 39,060 square feet of office space in the site of our property located at 1100 East Hallandale Beach Boulevard, Hallandale Beach, Florida. The site is a total of 5.28 net acres (230,026 square feet) of land area and the residential density allowed under present zoning provides for 50 units per net acre of site area.

Containing both residential, commercial and office, Oasis will provide for a mix of uses and activity that responds to both the needs of the area, the commercial success of the project, as well as the intent of the City of Hallandale Beach to create a pedestrian oriented commercial and living environment on East Hallandale Beach Boulevard and the surrounding area

The project has been designed with three major use areas within the site, use areas that respond to both site conditions and programmatic requirements of the mixed-use structure. The retail, restaurant, fitness center, and office space occupy a 3 story structure that faces directly on East Hallandale Beach Boulevard. This structure is setback over 15 feet from the sidewalk to provide an attractive pedestrian environment, respond to the zoning requirements of the Planned Redevelopment Overlay District, and offer the opportunity to have an attractive street scene along East Hallandale Beach Boulevard.

Front – East Hallandale Boulevard Low Rise Retail and Office Structure:
The front section of the site is occupied by two (2) low-rise (three stories) commercial buildings composed of ground floor retail and restaurant component; and two stories of office space above. A central open air plaza organizes the distribution of the different sectors of the project. This central green space will give the office and ground floor retail a unique feel through the creation of open space for the location of landscape, outdoor cafes, and other uses to complement the retail use and provide attractive views from the offices above. A roofed open air galleria visually connects the central open air plaza to the street scene of East Hallandale Beach Boulevard and serves to frame views of the residential on the south side of the open air plaza. The parking required to support these uses is strategically located in a parking structure behind the residential building and allows easy access to the retail and office while neatly tucking it away from the street scene of Hallandale Beach Boulevard.

Middle Section Required Office and Retail Parking, and Stand Alone Parking For Residential:
The middle section of the site contains the required parking for the retail and office space. A single parking structure is planned for the project to house the commercial and residential parking demand and requirements. The parking structure will provide a total of 986 parking spaces. The ratios used for parking space calculations are 1.75 spaces for every two bedroom condominium, 1.5 spaces for every 1 bedroom condominium, 2 spaces for 3 bedroom condominiums and 1 space for every 300 square feet of commercial space. The parking structure will be 6 stories in total height and

Figure 6 – Oasis Overall Site Plan
Source: Bermello Ajamil & Partners, Inc.

will be completely blocked from being seen from East Hallandale Beach Boulevard by the retail-office building; the open air plaza; and the ground level residential access. A dedicated elevator and stair core will allow access from the different parking levels to the ground level from where access to the office and retail component is made available. Separation of the vertical parking circulation element, the elevators, and the retail-office building vertical circulation elements have been done so as to provide the highest level of security for the users of the office and retail.

Middle Section Residential:
The middle section of the site will contain a 26 story building, 250 units residential building sitting on top of a parking pedestal with 986 parking spaces to serve the residential and commercial parking needs.

The residential building is setback nearly 230 feet from the sidewalk edge of Hallandale Beach Boulevard. This setback, accompanied by the low rise height of the office building will block the view of this structure from the street. The residential structure will not impact in any way the perception of building heights along East Hallandale Beach Boulevard.

Additionally, the inclusion of residential on the Oasis site will complement the commercial and residential development on Gulfstream Park. By providing additional residential units within walking distance it will help provide additional users to the retail facilities and enhance the pedestrian environment of the area

Pedestrian Access within the Site:
Pedestrian access from East Hallandale Beach Boulevard within the site will be provided along various paths within Oasis. There will be pedestrian a dedicated sidewalk or pedestrian path paralleling the east vehicular entrance to the residential component. A central pedestrian walkway through the center of the retail-office building will provide access to the open air plaza that is the center piece of the project. The open air plaza is the main focal point of the pedestrian linkage to the parking area and the residential building. The central pedestrian spine follows from the open air plaza to the parking structure and connects to a green space that allows access to the residential building.

Vehicular Access:
Site access responds to the existing context and the need to preserve the present curb cut access to the project. Site access will be right-turn-in and right-turn-out at both entrances from East Hallandale Beach Boulevard. A proposed street on the rear or the south side of the site, S.E. 2nd Street will provide an additional access to an eventual connection towards the west. All internal streets allow for the free movement of cars, trucks and emergency vehicles. Through the provision of open air internal access streets the project will enhance its urban feel and provide for the easy movement of traffic to the different uses of the site.

The project provides a multitude of uses that responds to different market sectors thus ensuring that the project will have the greatest possibility of success. The inclusion of residential as a conditional use is crucial for project success by providing a use that can be readily marketed to support the commercial and office components of the project. The inclusion of residential use will provide for an East Hallandale Beach Boulevard based population that will use the area on a 24-7 basis, providing an additional user base

for the inclusion of restaurants and retail activity. It will also provide for the potential to live, and work in close proximity while creating two distinct districts within the site that offer a unique life-style opportunity. It will allow users to reside and work on the same site, an attractive proposition in today's world of traffic jams and high fuel costs.

The project has been designed in a modern style to reflect the contemporary nature of the site's location and to create an icon in the City of Hallandale Beach.

In the following pages we present the drawings that compose the proposed Oasis Mixed-Use project.

Figure 7 – Oasis Landscape Plan
Source: Bermello Ajamil & Partners, Inc.

Figure 8: Oasis Landscape Plan Upper Level Deck
Source: Bermello Ajamil & Partners, Inc.

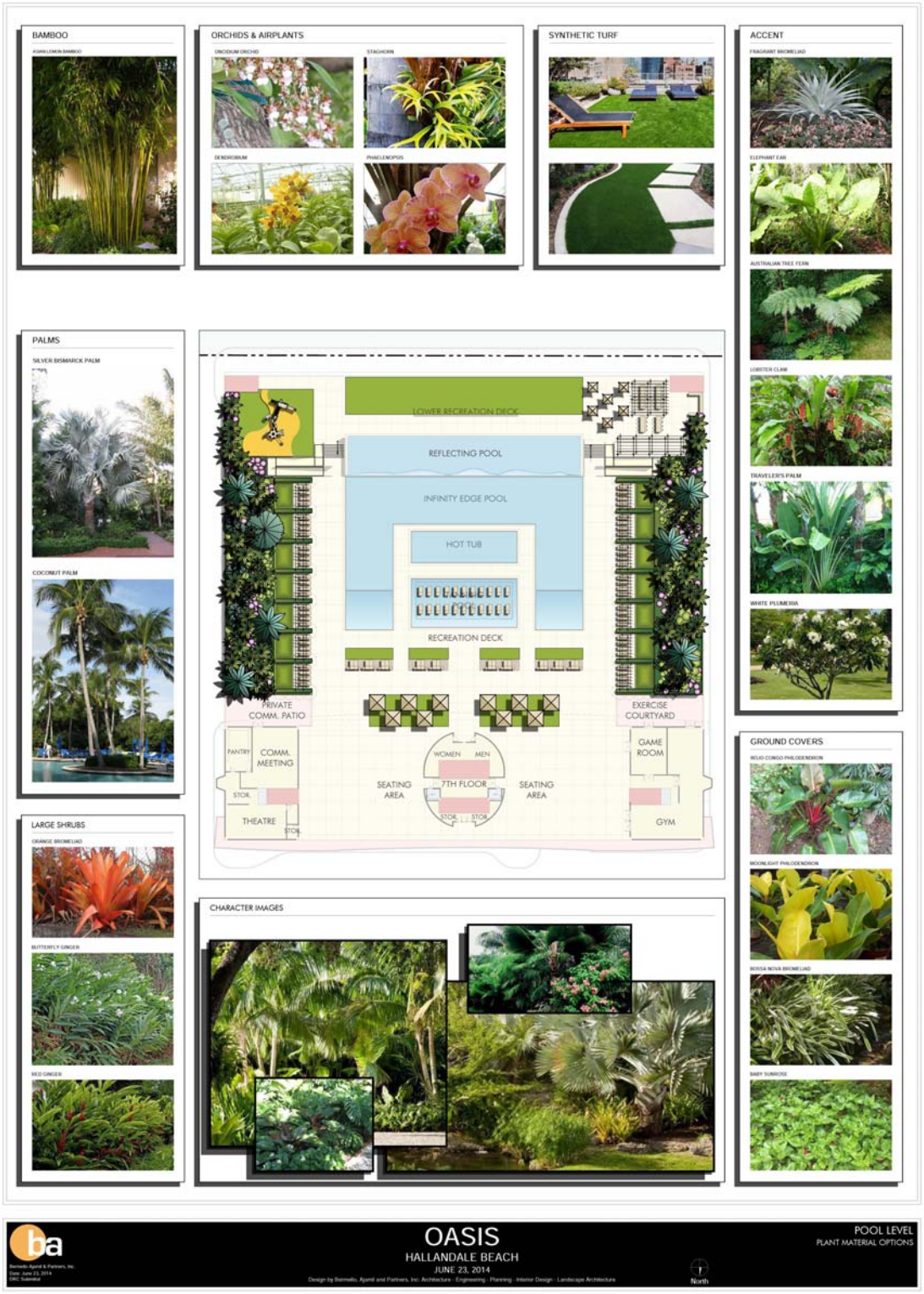


Figure 9: Oasis Ground Floor Plan
Source: Bermello Ajamil & Partners, Inc.

Figure 10: Oasis Mezzanine Level Floor Plan
Source: Bermello Ajamil & Partners, Inc.

Figure 11: Oasis 2nd Floor Plan
Source: Bermello Ajamil & Partners, Inc.

Figure 12: Oasis 3rd Floor Plan
Source: Bermello Ajamil & Partners, Inc.

Figure 13: Oasis 4th Floor Plan
Source: Bermello Ajamil & Partners, Inc.

Figure 14: Oasis 5th Floor Plan
Source: Bermello Ajamil & Partners, Inc.

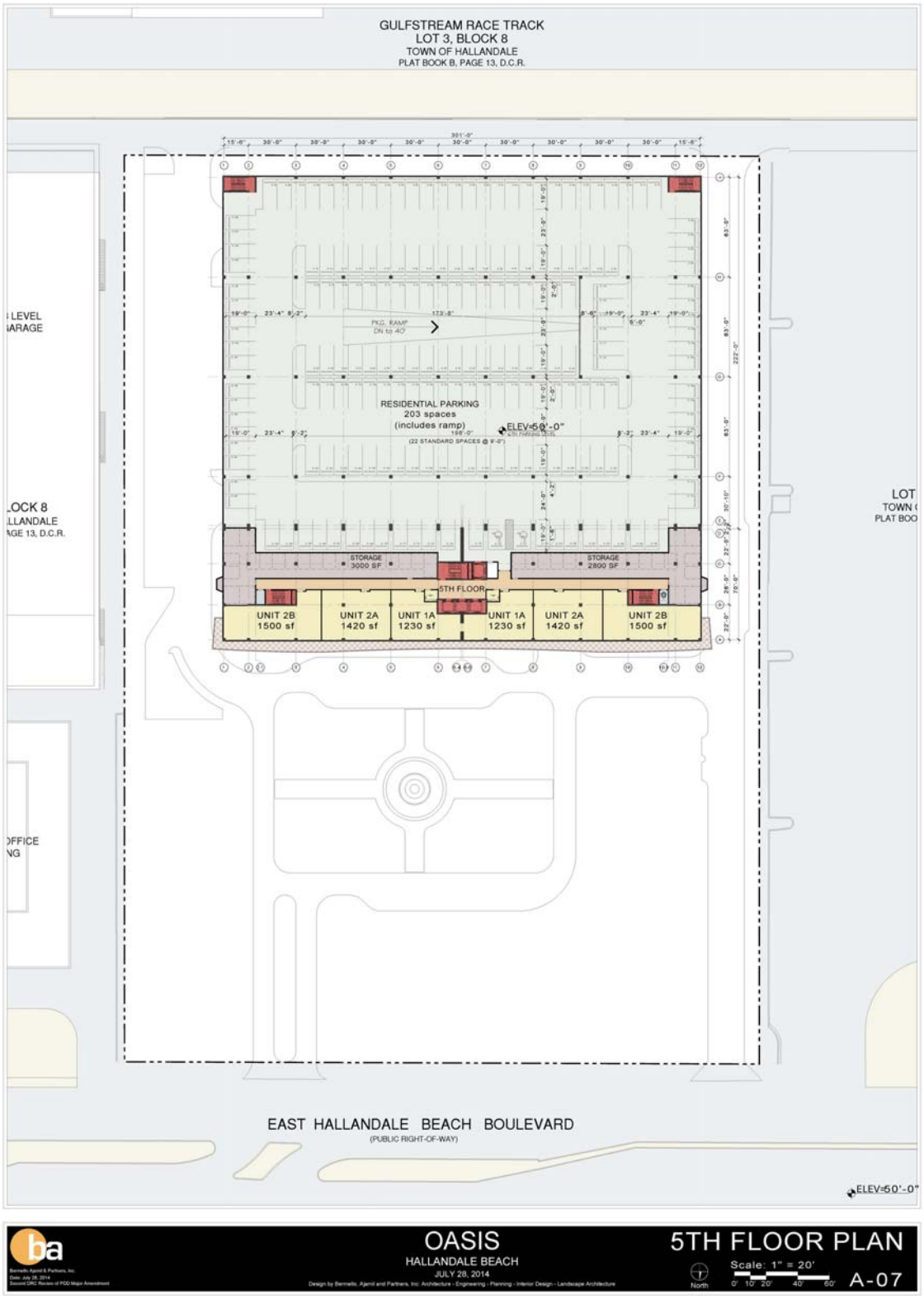


Figure 15: Oasis 6th Floor Plan
Source: Bermello Ajamil & Partners, Inc.

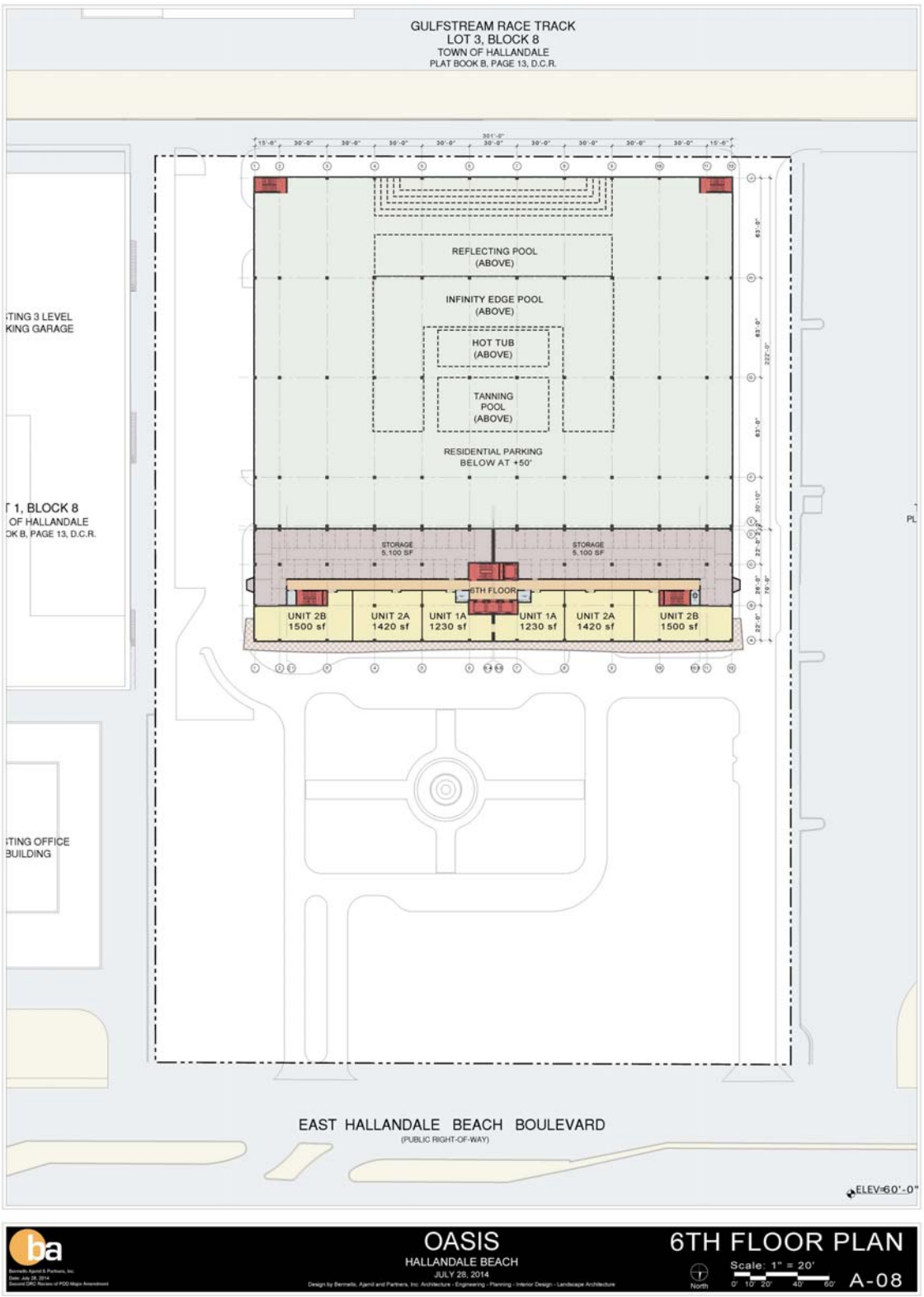


Figure 16: Oasis 7th Floor Plan
Source: Bermello Ajamil & Partners, Inc.

Figure 17: Oasis 8th Through 24th Typical Floor Plan
Source: Bermello Ajamil & Partners, Inc.

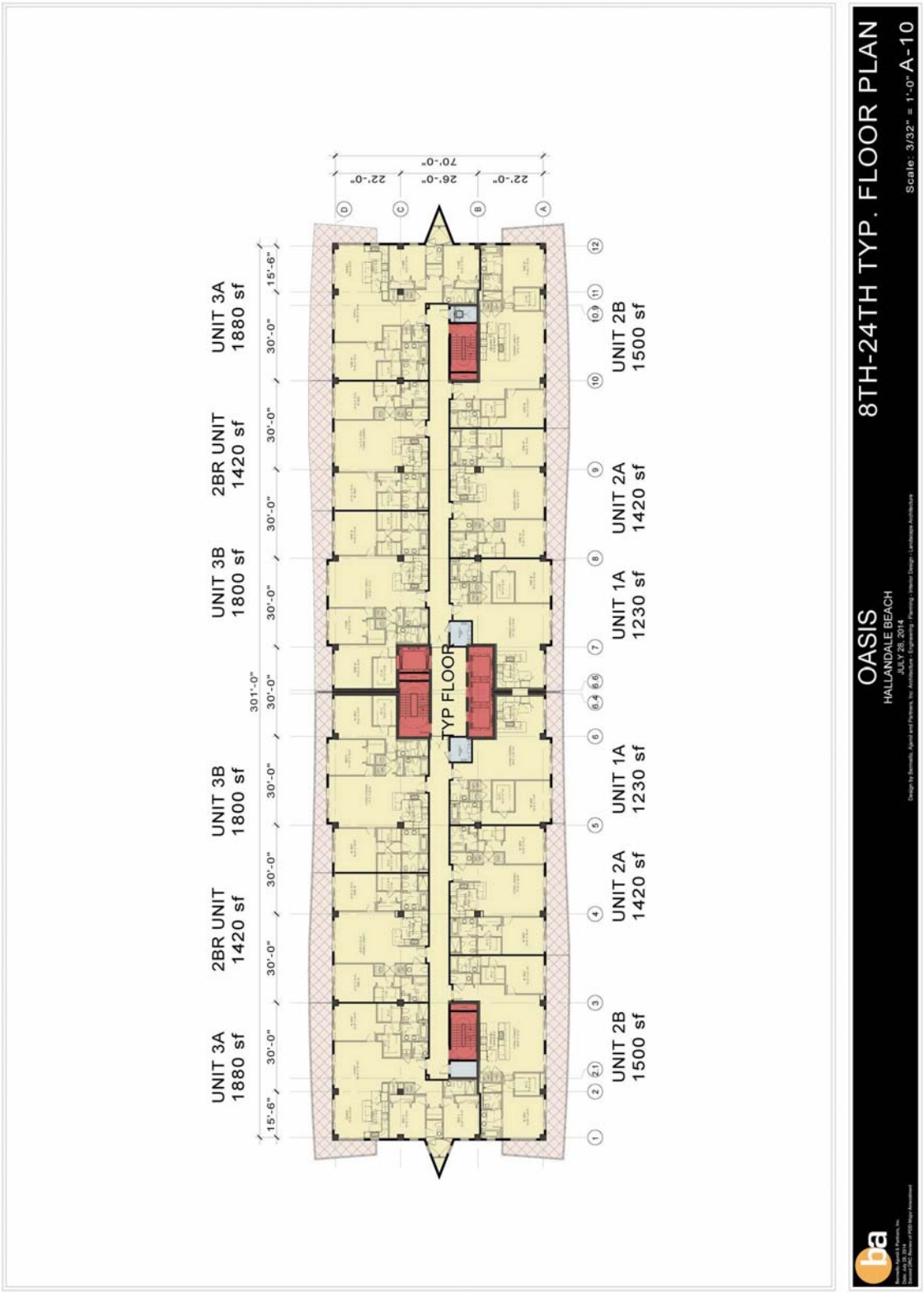


Figure 18: Oasis 25th – 26th Typical Floor Plan
Source: Bermello Ajamil & Partners, Inc.

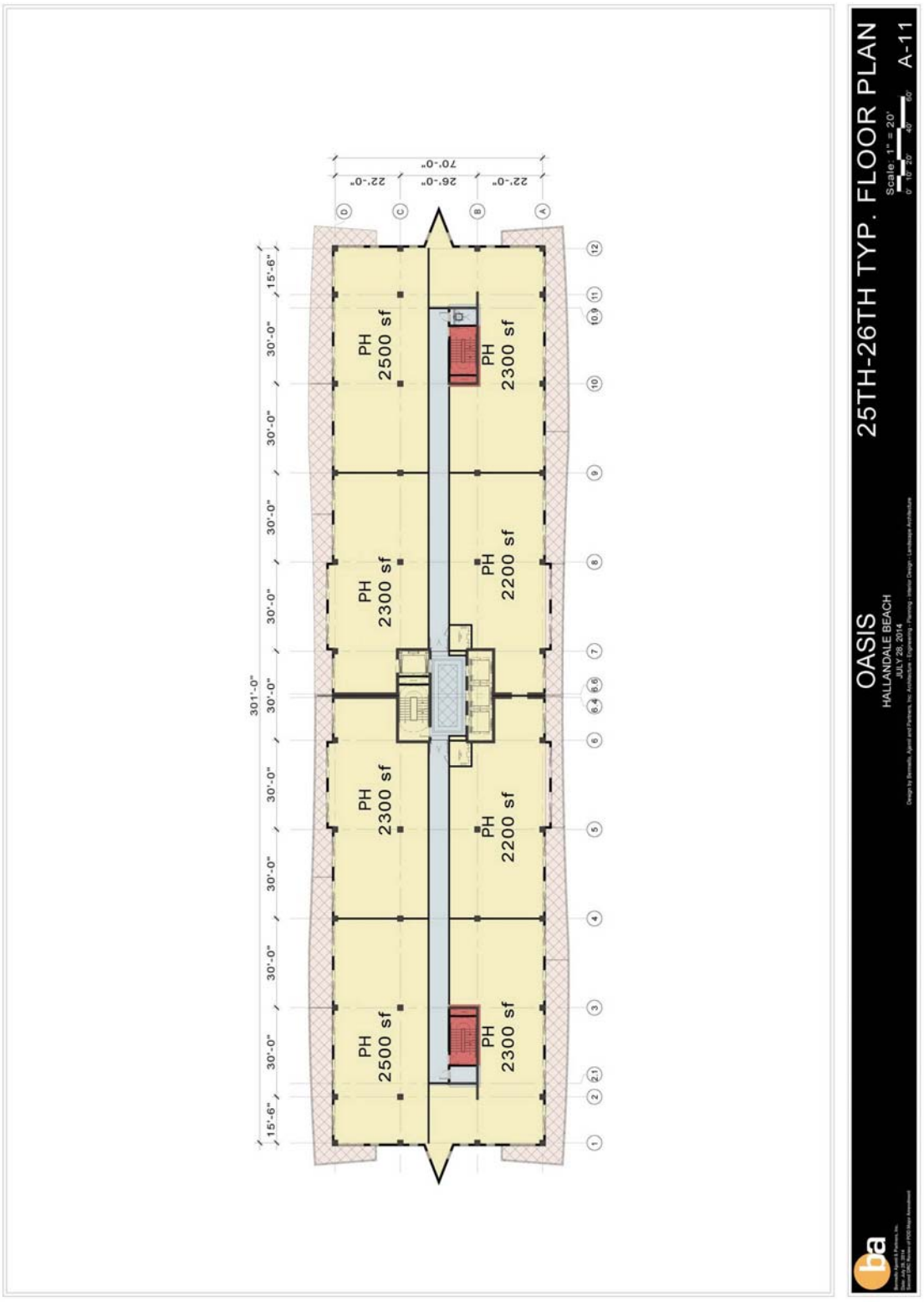


Figure 19: Oasis Courtyard Elevations
Source: Bermello Ajamil & Partners, Inc.

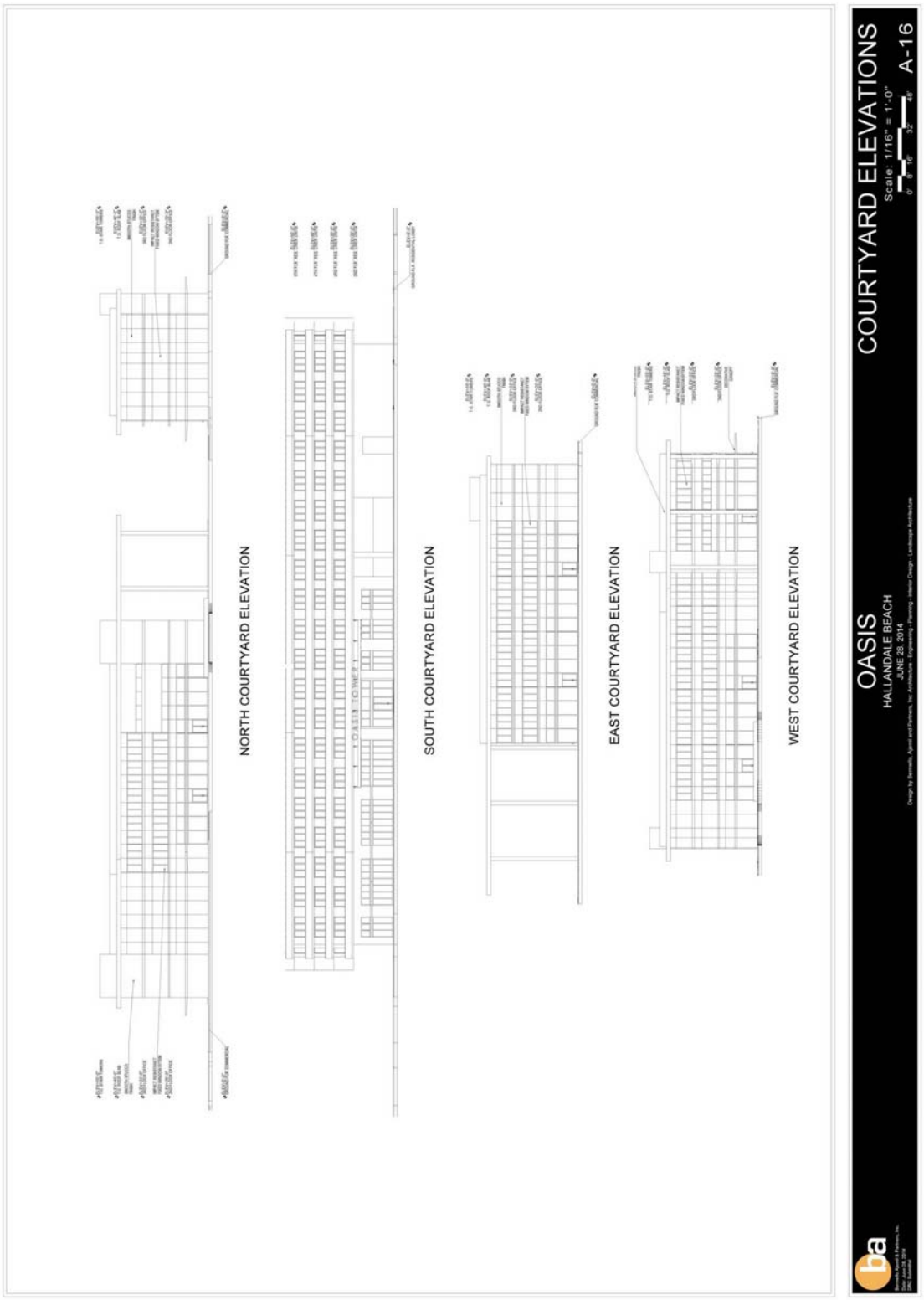


Figure 20: Section
Source: Bermello Ajamil & Partners, Inc.

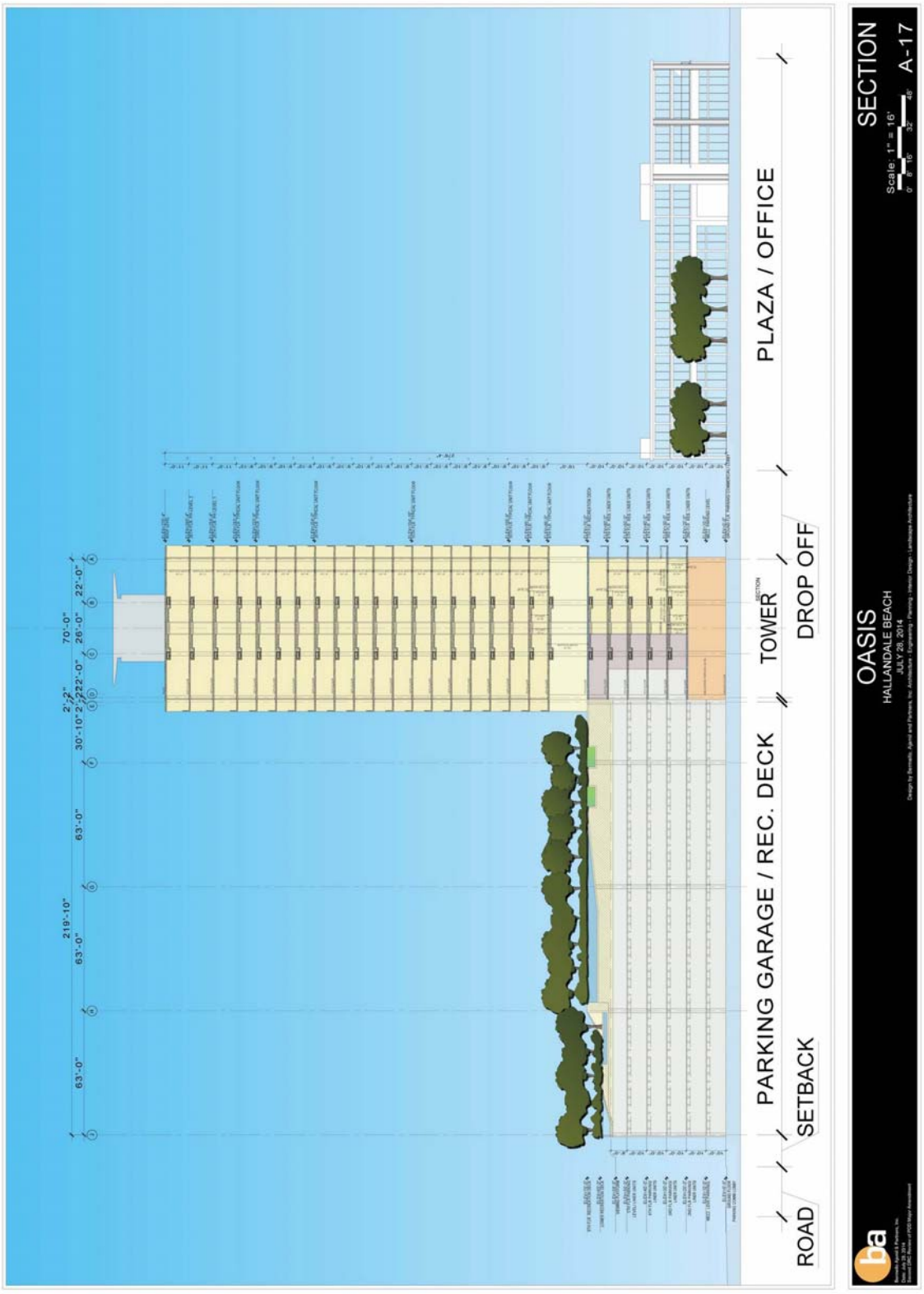


Figure 21: Oasis North Elevation
Source: Bermello Ajamil & Partners, Inc.

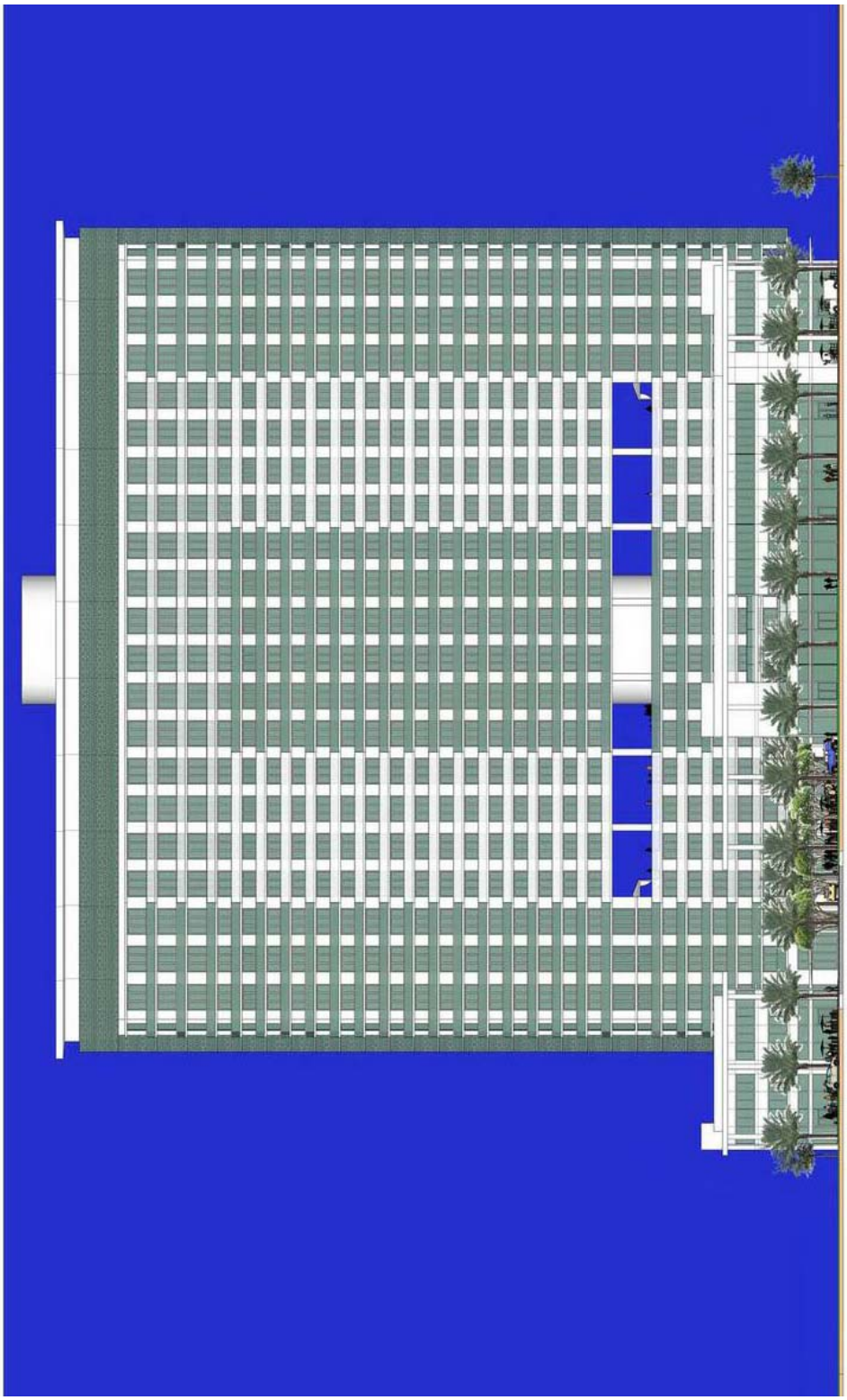


Figure 22: Oasis South Elevation
Source: Bermello Ajamil & Partners, Inc.

Figure 23: Oasis East Elevation
Source: Bermello Ajamil & Partners, Inc.

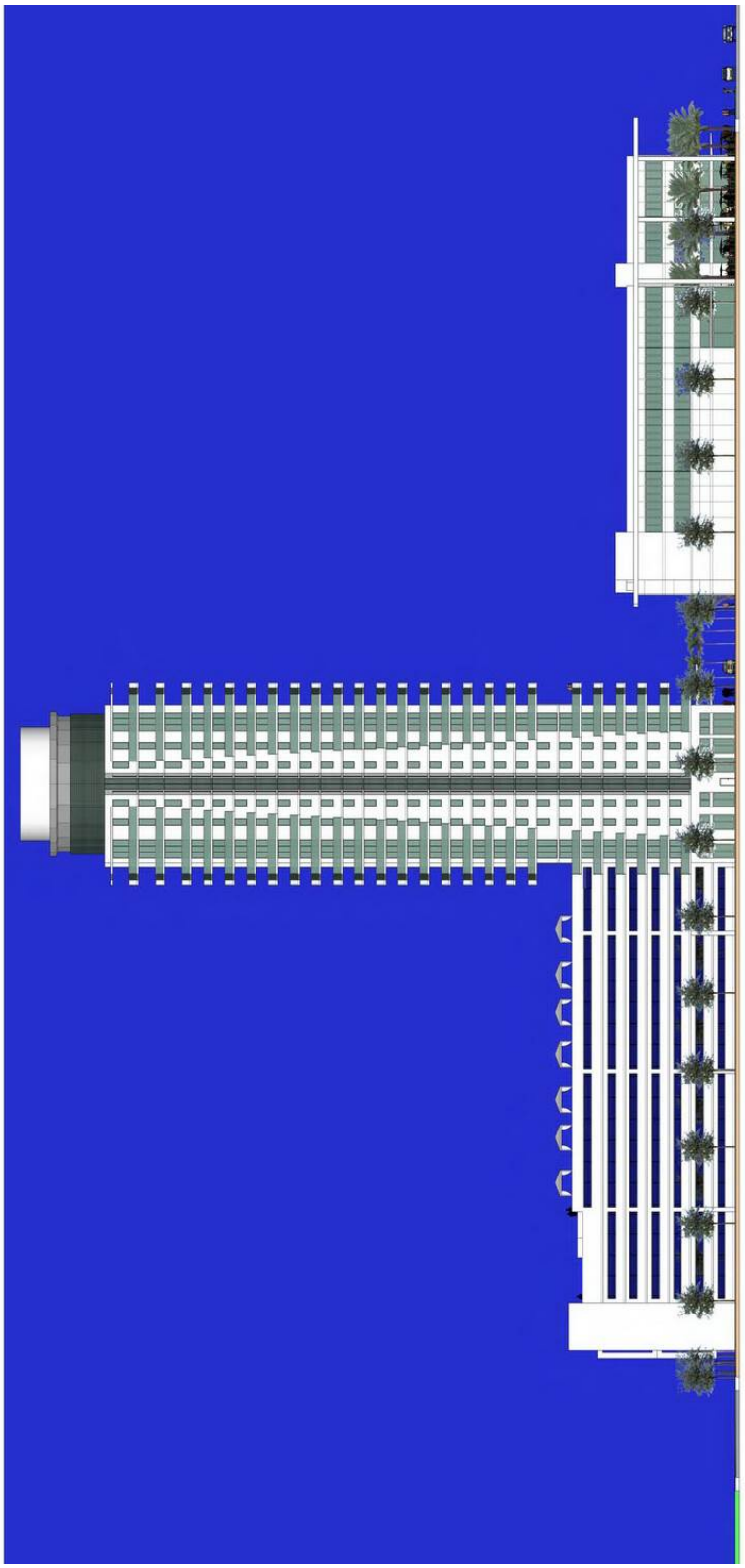


Figure 24: Oasis West Elevation
Source: Bermello Ajamil & Partners, Inc

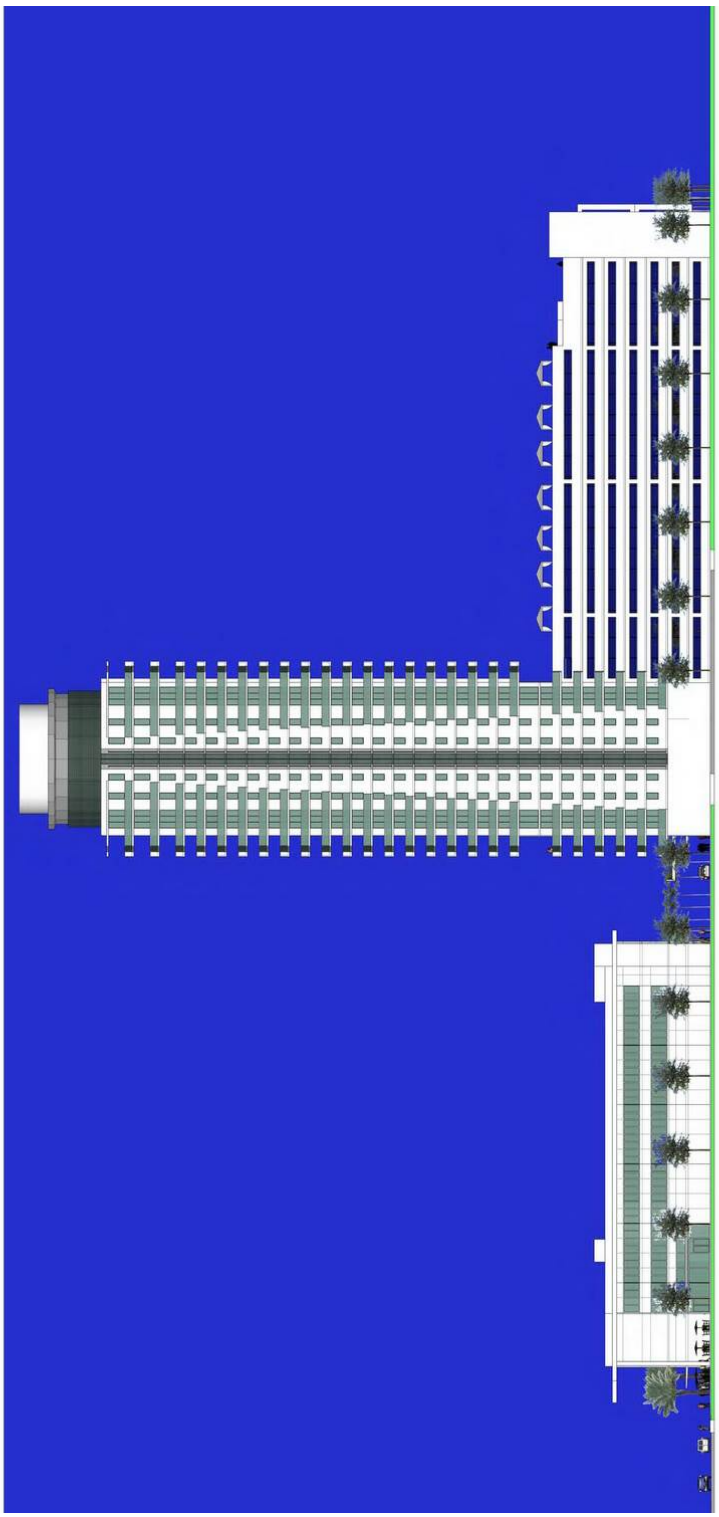


Figure 25: Oasis View from Hallandale Beach Boulevard
Source: Bermello Ajamil & Partners, Inc.

III. WASTE WATER

The City of Hallandale's municipal and wastewater collection and transmission system and the City of Hollywood Southern Regional Wastewater Treatment Plant in Hollywood, would provide the waste water collection and treatment for the proposed project. The plant has a current capacity of 48.75 MGD, and has a current average level of use of 42.1 MGD. Table 3 describes the estimated waste water to be generated by the project per day.

Table 3: Waste Water Generation by Proposed Project (As per the Florida Administrative Code: Chapter 64E-6, TABLE I For System Design, ESTIMATED SEWAGE FLOWS)

Use	Quantity	Generation Rate*	Demand
Current			
Office	50,645 sq. ft. (	15 gallons/per day per 100 s. f.)	7,597 GPD
		Total Current	**7,597 GPD**
Proposed			
Residential	250 units		
One (1) Bedroom	44 Units	100 gallons/per day	4,400 GPD
Two (2) Bedroom	122 Units	200 gallons/per day	14,400 GPD
Three (3) Bedrooms	84 Units	300 gallons/per day	25,200 GPD
Office	39,060 sq. ft.	15 gallons/per day per 100 s. f.	5,859 GPD
Restaurants	18,015 sq. ft.	40 gallons/per day per seat (Restaurants open 16 hours or less) 70% seating area, 64 sq. ft. /seat =282 seats	11,280 GPD
Fitness Center	8,500	25 gallons/per day per person (Occupant load 1 person/100 sq. ft. = 85 persons)	2,125 GPD
Retail	8,660 sq. ft.	0.10 GPD/sq. ft.	866 GPD
		Total Proposed	**64,130 GPD**
		Net Change	**+56,533 GPD**

IV. POTABLE WATER

The City of Hallandale Water Treatment Plant at 630 NW 2nd Street, would provide the potable water for the project. According to plant staff the facility has a capacity for 12 MGD and is currently meeting a demand of 6 MGD. Table 4 demonstrates the estimated potable water usage by the proposed mixed use project.

Table 4: Estimated Potable Water Usage by Proposed Project

Use	Quantity	Generation Rate*	Demand (GPD)
Current			
Office	50,645 sq. ft. (1person/250 sq. ft.)	21 GDP/person	4,254GPD
		Total Current	**4,254 GPD**
Proposed			
Residential	250 units	270 GPD/unit**	67,500 GPD
Office	39,060 sq. ft. (1 person/ 250 sq. ft.)	21 GPD/person	3,281GPD
Retail	35,130 sq. ft.	0.10 GPD/sq. ft.	3,513 GPD
Pool	140' x120' pool (150 person)	10 GPD/person	1,500GPD
		Total Proposed	**75,794 GPD**
		Net Change	**+71,540 GPD**

* Hallandale Beach City Code of Ordinances, Sec. 5-182
** The City of Hallandale Beach uses 270 GPD/Unit. B&A has used a calculation of 350 GPD/Unit for the calculations to size the system. This is a more stringent requirement but is in accordance with our engineering best practice.

V. SOLID WASTE

Solid Waste service will be provided by the City of Hallandale and a contract with the developer/condominium for solid waste pickup will be effected. The Oasis project will contribute approximately 3,515 lbs./day or about 1.76 (one and seventh hundredths and seventy sixth tons to the facility. As part of the contract a "roll-out" element must be included for the City to roll out the containers into the service drive; otherwise the employees of the building will have to do this and it is not recommended. Solid waste pick up will be on a daily basis. Table 5 describes the solid waste to be generated by the proposed project:

Table 5: Estimated Solid Waste Generation by Proposed Project

Use	Quantity	Generation Rate*	Demand
Current			
Office	50,645 sq. ft.	1.0 lbs./ 100 sq. ft./day	506 lbs./day
		Total Current	**506 lbs./day**
Proposed			
Residential	250 units	8.9 labs/unit/day	2,225 lbs./day
Office	39,060 sq. ft.	1.0 lbs./100 sq. ft./day	391 lbs./day
Retail	35,130 sq. ft.	4.0 lbs./100 sq. ft./day	1,405 lbs./day
		Total Proposed	**4,0210lbs./day**
		Net Change	**+3,515 lbs./day**

* Hallandale Beach City Code of Ordinances, Sec. 5-182

VI. GROUND WATER QUALITY

Presently the proposed site does not have a drainage system. Our engineering team is considering 6 deep well drains for the proposed development that includes the required catch basins to collect the design rains' runoff, as well as other systems as required by the site. Water quality will be achieved through the use of exfiltration trenches. On site storm water retention will be performed utilizing an underground storm water detention chamber below the parking garage, and disposal of storm water runoff will be through the use of 6 deep wells being considered. The water management system will be in accordance with the rules and requirements of the South Florida Water Management System. The proposed project is not expected to have any adverse impact on groundwater quality. Figures 5 through 7 depict the existing infrastructure of the area.

Figure 26: Potable Water Infrastructure

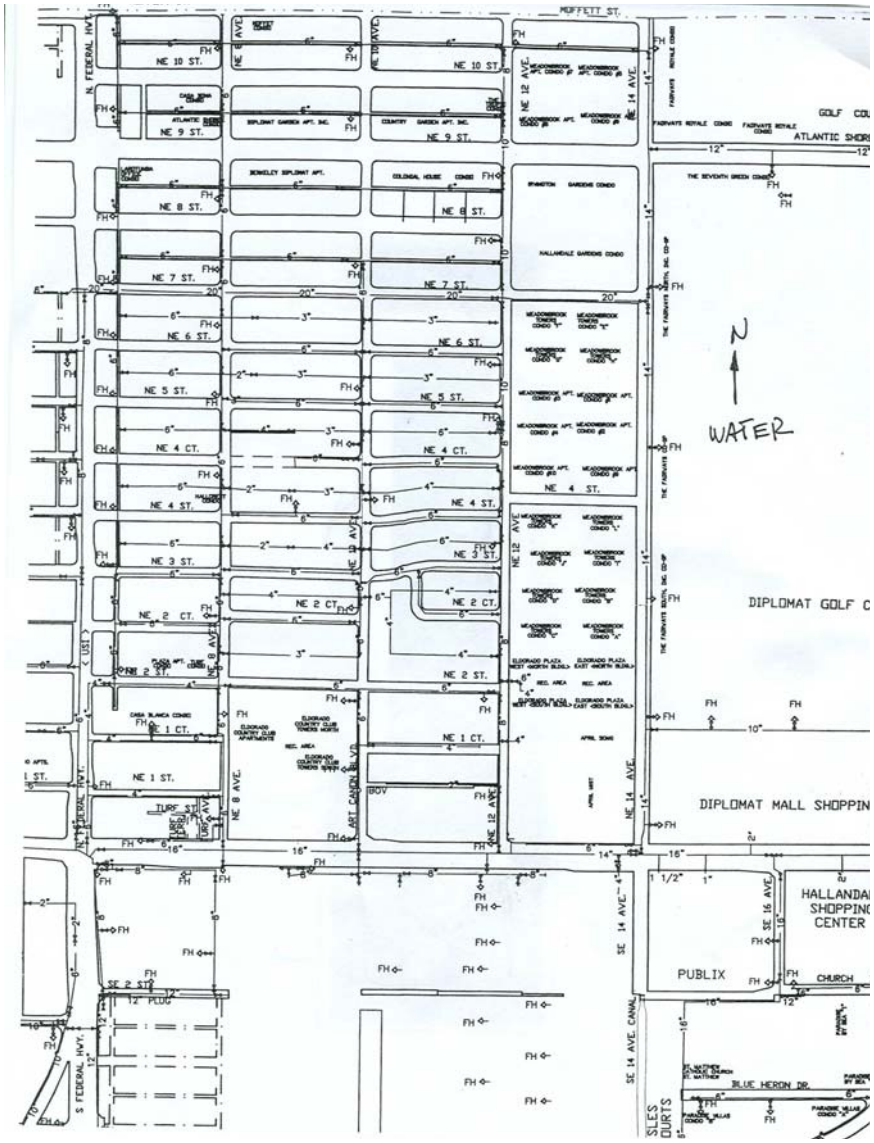


Figure 27: Existing Sewer Infrastructure
Source: City of Hallandale Beach Public Works Department

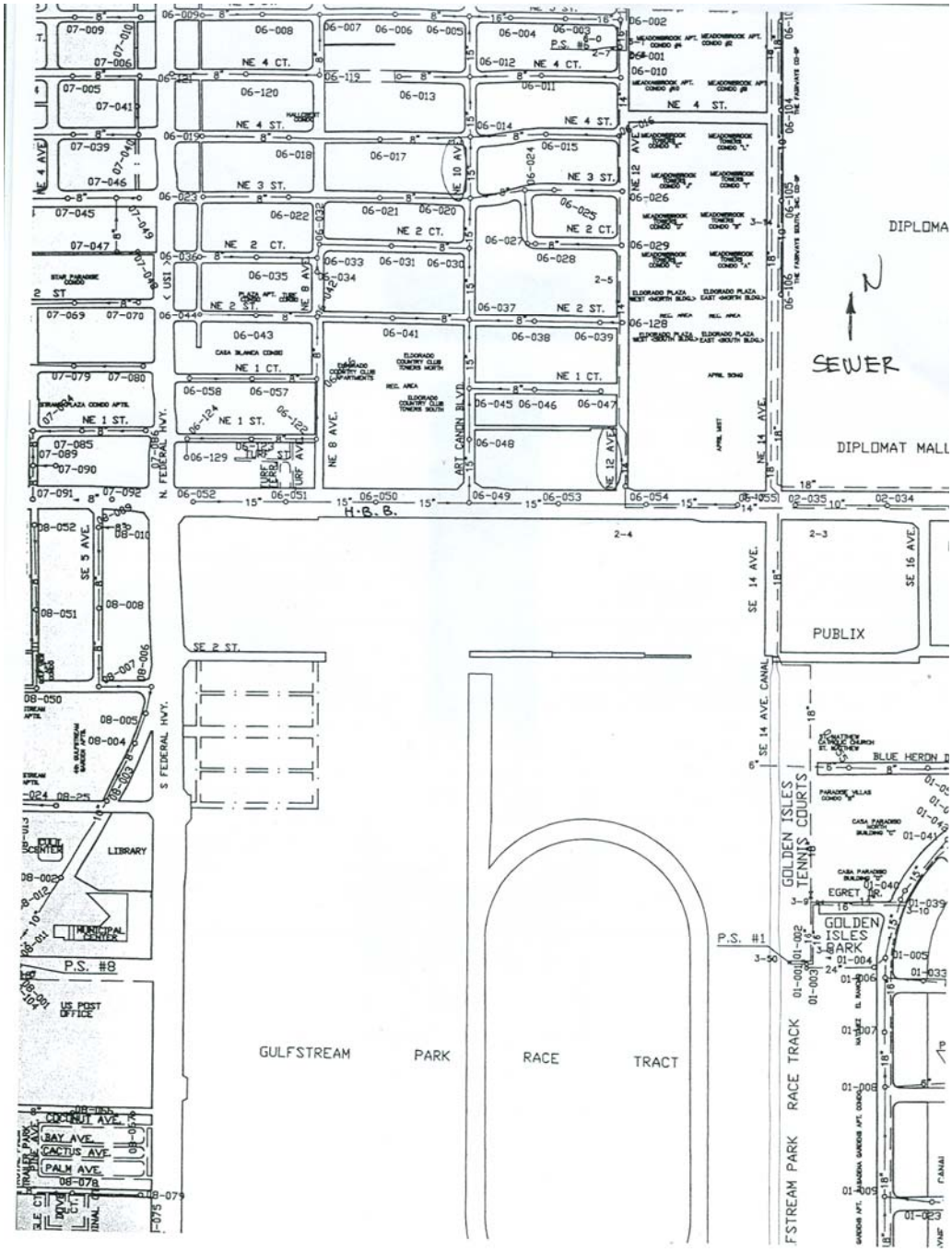
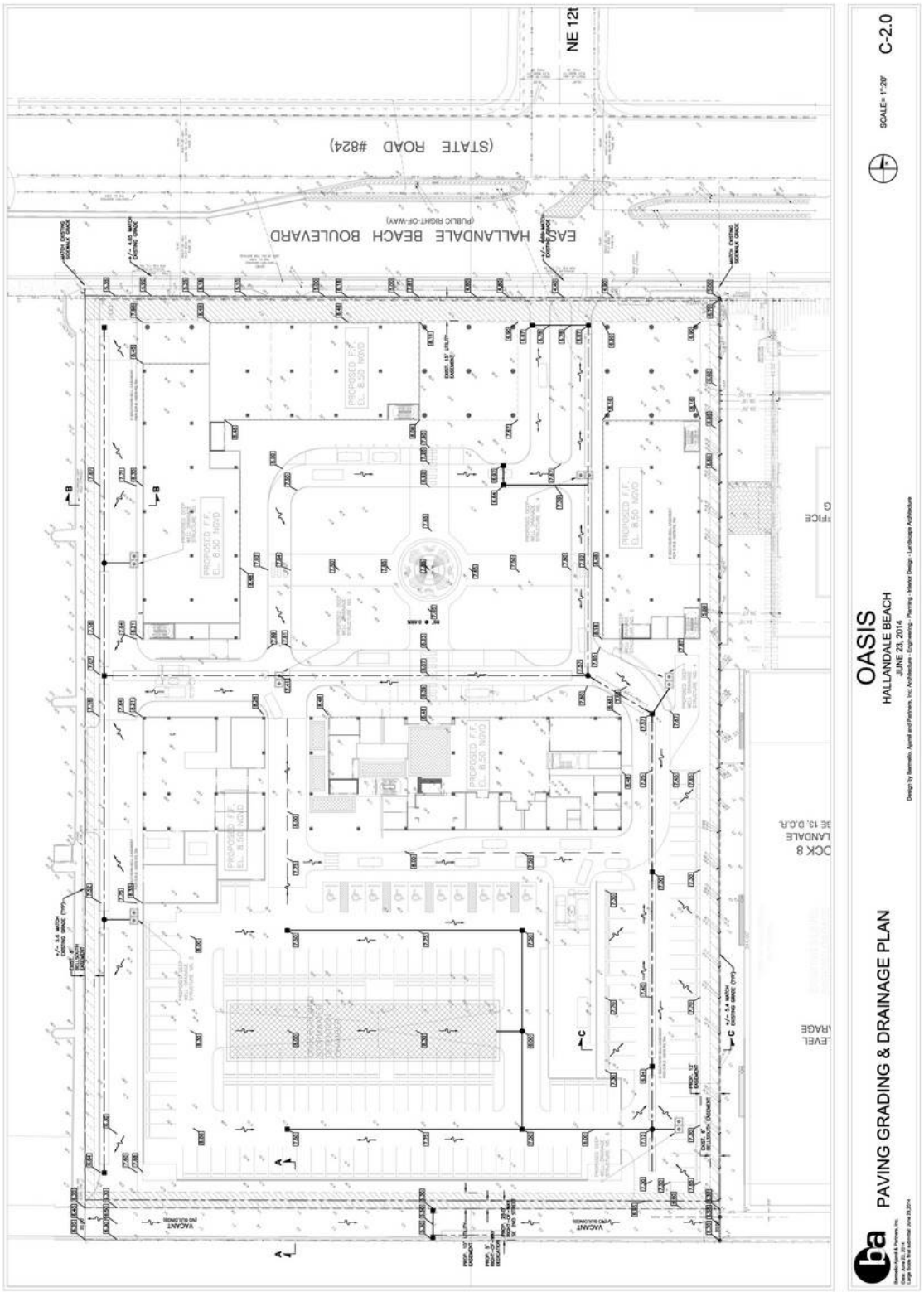


Figure 28: Proposed Site Sewer Infrastructure
Source: City of Hallandale Beach Public Works Department



VII. OTHER UTILITIES

The Bermello Ajamil & Partners, Inc. engineering team has identified the existing utility junction points of the proposed site, and is indicated in the attached engineering drawing. Electrical and telecommunications service is available for the site since it is a developed urban area. Since these are commercial endeavors, the utility companies will be more than willing to supply the required electrical, gas and telecommunication service to increase their customer base.

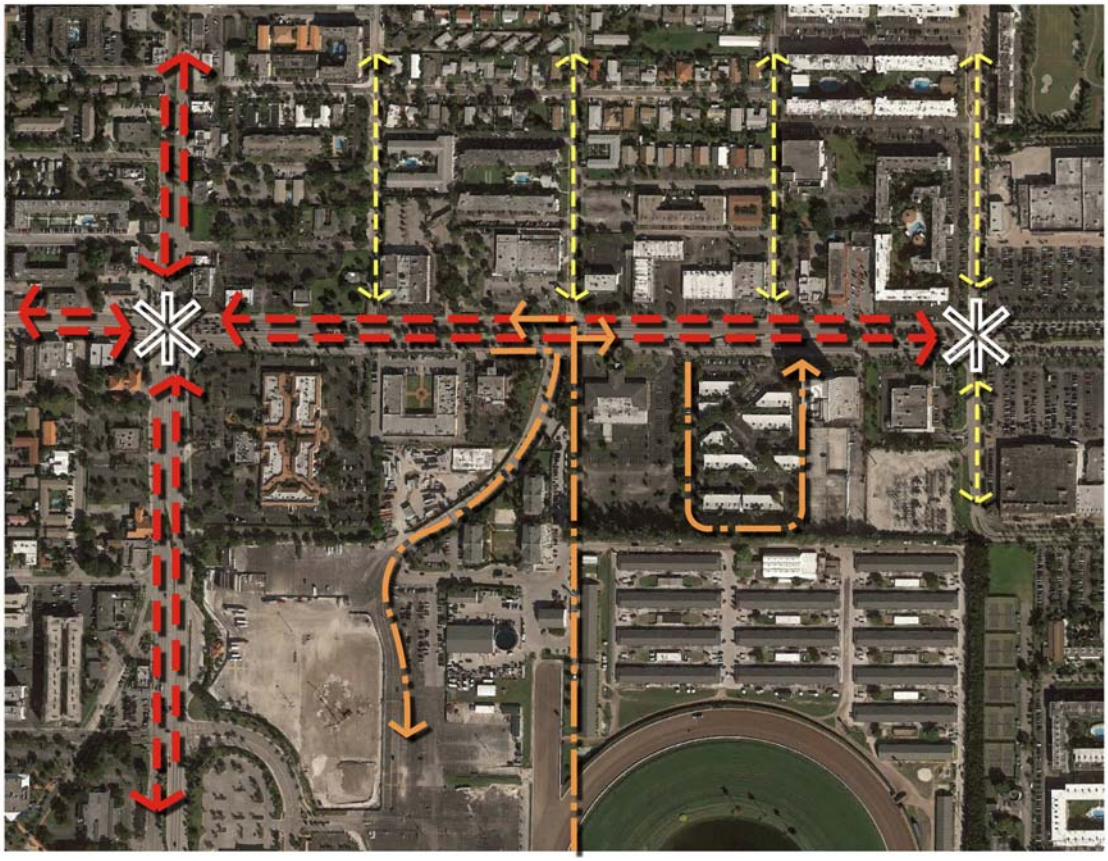
Our team has requested letters from the utility companies identifying the availability of service and their willingness to provide it. Included in Attachment II are the letters sent by B&A. We will make those available to the city once they are received.

VIII. TRAFFIC

Two traffic studies have been prepared for the project. The initial traffic study done by Traf Tech Engineering Inc. was carried out in 2006 and is included as Attachment I. It includes the full methodology of the traffic study, traffic counts and the conclusions and recommendations. Most recently a new Traffic Statement was executed by KPB Consulting Inc. The Traffic Statement is attached as Attachment II. The new Traffic Statement reflects the reduced office program of the new proposed project and the slight increase in retail. Please note that the number of residential units remains the same at 250 units.

The following figure illustrates traffic access to the site from the adjoining street system. The project has been designed to respect the present curb cuts on East Hallandale Beach Boulevard and provide for the opportunity to create an additional entrance to the project once the south side, on the proposed street between the site and Gulfstream Park. The developer proposes the construction of the segment of the street so that the project can be better served for emergency services and internal access. The City of Hallandale Beach Boulevard can subsequently connect this segment of the street to the adjoining streets and complete the access loop. The street will be built to City of Hallandale Beach standards.

Figure 27: Traffic Circulation and Access at Proposed Site



Access to the project is planned via two existing access driveways located on Hallandale Beach Boulevard. Both driveways will be restricted to right-turns in/right-turns out movements, with the exception of the east driveway, which will allow westbound left-turn movements into the site. A third access driveway is planned for the southwest area of the site.

The original Oasis mixed-use development project prepared in 2006 anticipated would generate approximately 6,674 daily trips and approximately 696 trips during the typical afternoon peak hour. The New Oasis Project with the reduced program is anticipated to generate approximately 4,158 daily trips and approximately 303 peak hour trips during in the typical afternoon peak hour. This represents a substantial reduction in trips from the Original Oasis Mixed Use Project.

Since the Oasis project is a mixed-use development, a certain portion of the project traffic will remain within the compounds of the site (internal trips). Moreover, the retail space will attract traffic that is already passing-by the project and therefore, will reduce the traffic impacts generated by the project.

The previously submitted KPB Consulting traffic study is being concluded and will be submitted as part of the application.

IX. PUBLIC SAFETY

The proposed project will be served by the City of Hallandale Police Department, located 0.79 miles southwest of the site, at 400 S. Federal Highway. Response time from the station is approximately 3 to 4 minutes. However, response time may be quicker from a unit patrolling the area.

The City of Hallandale Beach maintains three fire stations. Fire Station № 7, which houses the fire administration offices, is located at 121 SW 3rd Street, 1.2 miles to the southwest of the proposed development. Fire Station № 60, located at 2801 East Hallandale Beach Boulevard, is the closest to the site, located 1.11 miles directly to the east. The third station, Fire Station № 90 is located at 101 Three Islands Boulevard, 1.4 miles to the northeast of the proposed development.

Fire Station № 60 will be responsible for dispatching fire apparatus to the site; response time is approximately 3 minutes. Rescue apparatus will be dispatched from Station № 60 or from Fire Station № 7, with response time approximately 4 minutes. Secondary response time will be provided by Fire Station № 7, with a response time of approximately 4-5 minutes.

The City of Hallandale Beach and the areas east of US 1 have experienced substantial high rise and other developments in the last years. The City of Hallandale Beach Fire Rescue is undertaking a study to correlate the increase in development intensity with the number of emergency calls received in order to establish a numeric relationship between development increase and emergency service calls. The study will be concluded sometime in the month of August, 2014. The construction of a new development such as Oasis, with the indicated number of residential units including retail and office, may generate an increase in emergency service calls, albeit if limited in number. [1]

Table 6: Location of Public Safety Stations and their Respective Distance from the Proposed Project

Station	Address	Distance From Project Site
Police Station	400 S. Federal Highway	0.79 miles
Fire Station № 7	121 Southwest 3rd Street	1.2 miles
Fire Station № 60	2801 East Hallandale Beach Boulevard	1.11 miles
Fire Station № 90	101 Three Islands Boulevard	1.4 miles

[1] The information provided is based on meeting with Ms. Lori Williams, Division Chief, Fire Prevention, Hallandale Beach Fire Rescue.

X. SCHOOL FACILITIES

The proposed project includes 250 multifamily residential units, of which 44 are 1 bedroom units, 122 are 2 bedroom units, and 84 are 3 bedroom units. A Public School Impact Application to the School Board of Broward County's Growth Management Section, Facility Planning and Real Estate Department is being submitted concurrently with this Impact Study. A School Capacity Availability Determination (SCAD) Letter confirming if student capacity is available will be issued by the School Board of Broward County's Growth Management Section.

According to Broward County's student generation rates, as indicated in Student Generation Rate/School Impact Fee Study Phase II of the School Board of Broward County, Florida and date December 2007, a total of one (1) elementary student would be generated by the 250 apartment units proposed.

XI. RECREATION AND OPEN SPACE

According to the development review requirements for the city of Hallandale Beach, the adopted level of service for recreation and open space in the city is of 3 acres per 1,000 population. The U.S. Census Bureau estimates the population in 2013 for Hallandale Beach to be at 38,632. Using an estimate of two people per condominium unit, and assuming that they are all new residents to the city, the project would increase the city's population to 39,132. This estimated population would require 117.4 acres of recreation and open space. Presently the city has 165.44 of recreation and open space, which exceeds the 117.4 acres required, demonstrating that this project will not have an adverse impact on the city's recreation and open space.

Additionally, the open space required is 15% of the total site area of 232,026 square feet, or 34,805 square feet. We are providing 16.34% of the total site area or 37,577 square feet. This exceeds the open space required for the project as per the City of Hallandale Beach Zoning Code. Additionally there are 6,794 square feet of open space above grade. This area includes the open landscaped and hardscape areas, and one half of the pool area as allowed by code for calculating open space.

Table 7 describes the available city and county parks for the residents and users of the proposed project.

Table 7: Hallandale Beach City Parks and Broward County Parks

Park Name	Location	Distance from Project (in miles)
City Parks		
B.F. James Park	101 NW 9 Street	0.03
Peter Bluesten Park	501 Southeast 1st Avenue	1.24
Foster Park	609 NW 6th Avenue	1.62
Golden Isles Park and Tennis Complex	Egret Drive & Layne Boulevard	0.83
Ingalls Park	735 SW 1st Street	1.44
Oreste Blake Johnson Park	900 NW 8th Avenue	2.09
Joseph Scavo Park,	900 Three Islands Boulevard	1.37
County Parks		
Boaters Park (accessible only by boat)	North Side of Dania Cutoff Canal, west of Ravenswood Rd.	8.19
Brian Piccolo Park	9501 Sheridan St. Cooper City	12.05
C.B. Smith Park	900 N. Flamingo Rd. Pembroke Pines	13.37
Deerfield Island Park (Accessible only by boat)	1720 Deerfield Island Park Deerfield Beach	27.72

Park Name	Location	Distance from Project (in miles)
Easterlin Park	1000 N.W. 38th St. Oakland Park	15.67
Fern Forest Nature Center	201 Lyons Rd. South Coconut Creek	23.28
Franklin Park	2501 Franklin Dr. Fort Lauderdale	13.43
Hollywood North Beach Park	3601 N. Ocean Dr. Hollywood	4.33
Lafayette Hart Park	2851 N.W. Eighth Rd. Fort Lauderdale	14.36
Markham Park	16001 W. State Rd. Sunrise	21.08
Plantation Heritage Park	1100 S. Fig Tree Ln. Plantation	14.20
Quiet Waters Park	401 S. Powerline Rd. Deerfield Beach	27.59
Reverend Samuel Delevoe Park	2520 N.W. Sixth St. Fort Lauderdale	12.66
Secret Woods Nature Center	2701 W. State Road 84 Dania Beach	10.22
Sunview Park	1500 S.W. 42nd Ave. Fort Lauderdale	11.97
Tradewinds Park	3600 W. Sample Rd. Coconut Creek	26.08
Tree Tops Park	3900 S.W. 100th Ave. Davie	15.05
T.Y. Park	3300 N. Park Road Hollywood	6.48
Vista View Park	4001 S.W. 142nd Ave. Davie	18.71
West Lake Park/ Anne Kolb Nature Center	751 Sheridan Street Hollywood	4.62

XII. COMMUNITY FACILITIES

The city of Hallandale Beach has three community centers serving the local population, with the most important being the recently remodeled state of the art facility Hallandale Beach Cultural Community Center. Additionally there is a teen center and a municipal pool. These centers are outlined in the Table 8.

Table 8: Hallandale Beach Community Facilities

Community Center	Location	Distance from Proposed Project (in miles)
Hallandale Beach Cultural Community Center	410 SE 3rd Street	0.78
Hallandale Beach Teen Center	900 NW 8th Avenue	2.04
Hallandale Beach Municipal Pool	202 SE 5th Street	1.05

Table 9 outlines the different worship centers in the city of Hallandale Beach.

Table 97: Hallandale Beach Worship Centers

Worship Center	Location	Distance from Proposed Project (in miles)
Bethel Mount Zion Union Church of God	739 NW 9th Street	1.85
Bethlehem Lutheran Church LCA	214 W. Hallandale Beach Blvd.	0.90
Church of Christ	305 N. Dixie Hwy	1.01
Church of God	821 NW 2nd Avenue	1.47
Church of God of Prophecy	601 NW 2nd Avenue	1.33
Ebenezer Baptist Church	816 NW 1st Avenue	1.39
Faith Tabernacle Christian Church	1026 NW 8th Street	2.57
First Baptist Church of Hallandale	214 E Hallandale Beach Blvd.	0.65
First United Methodist Church of Hallandale	220 SW 6th Avenue	1.32
Greater Ward's Chapel AME Church	900 NW 6th Avenue	1.73
Mount Olive Missionary Baptist Church	516 NW 4th Avenue	1.40

Worship Center	Location	Distance from Proposed Project (in miles)
Saint Ann's Episcopal Church	705 NW 1st Avenue	1.33
Saint Charles Borromeo Catholic Church	123 NW 6th Avenue	1.21
Saint Matthew's Catholic Church	542 Blue Heron Drive	0.73
Union Congregational Church	120 SW 6th Avenue	1.25
Congregation Levi Yitzchok Lubavitch	1295 E Hallandale Beach Blvd.	0.21

XIII. HISTORICAL ASPECTS

There are no known historical or archeological sites existing on the proposed parcel.

XIV. SCENIC VISTAS

No scenic vistas will be blocked by the proposed Oasis Project. The site is bordered on the south side by Gulfstream Park. This section of Gulfstream Park does not contain any of the facilities major elements and the project will not affect the views from any of the grandstands or the proposed redevelopment of said site. On the north, the site faces East Hallandale Beach Boulevard, a major commercial street in the City of Hallandale Beach.

The project has been designed to respond not only to avoid negative visual impacts to the surrounding properties but also to enhance vistas from the proposed residential tower. As such, the location of the proposed residential high-rise structure has been located to also not impact views from the adjoining office tower on the east side of the property. This is an approximately 26 story building. On the west side of the property there is presently a low rise bank on a site that will be redeveloped in the near future.

In order to enhance and improve the vistas from the street and to capture the attractive scenic vistas from the site the proposed project contains the following elements:

- A 3 Story Retail Office Building Defining the Street Edge of East Hallandale Beach Boulevard - We propose the location of a 3 story building with 26,630 square feet of retail on the ground floor and 47,560 square feet of office and a fitness center on the two floors above. Providing a building of this limited height along Hallandale Beach Boulevard will serve to create an attractive architectural scale along this major thoroughfare and increase pedestrian activity as previously mentioned.

- Residential Tower Setback from Hallandale Beach Boulevard - The residential building is setback nearly 370 feet from the sidewalk edge of Hallandale Beach Boulevard. This setback, accompanied by the low rise height of the office building will block the view of this structure from the street. The residential structure will not impact in any way the perception of building heights along East Hallandale Beach Boulevard.

XV. LOW AND MODERATE PRICED HOUSING

The project will include moderately priced 1 bedroom condominium units. No low priced housing is included in the project.

XVI. APPENDIX I- UPDATE OASIS TRAFFIC STATEMENT MAY 27, 2014

UPDATED TRAFFIC STUDY TO BE SUBMITTED UNDER SEPARATE COVER.

XVII. APPENDIX II – TRAFTECH SUPPLEMENTAL TRAFFIC ANALYSIS JULY 2006

UPDATED TRAFFIC AND TRAFTECH SUPPLEMENTAL TRAFFIC ANALYSIS OF JULY 2006 STUDY TO BE SUBMITTED UNDER SEPARATE COVER

XVIII. APPENDIX III – TRAFTECH TRAFFIC ANALYSIS FEBRUARY 2006

UPDATED TRAFFIC STUDY AND TRAFTECH TRAFFIC ANALYSIS FEBRUARY 2006, TO BE SUBMITTED UNDER SEPARATE COVER